



## Grove House

36 Pill Road | Hook | SA62 4LU

OIEO: £350,000 | Freehold | EPC: C





Introducing Grove House, a detached family home brimming with charm and sophistication, situated in the desirable village of Hook. Originally one of the first homes on Pill Road, Grove House has evolved through thoughtful remodelling and extensions, blending traditional allure with the necessities of contemporary living.

Inside, the seamless integration of original features like parquet flooring with modern conveniences sets a welcoming tone. The open plan living and dining room, distinguished by its cosy wood burner and decorative surround, forms the heart of the home. This warm and inviting atmosphere extends to the sunroom, a light-filled retreat offering views of the meticulously manicured south-facing garden, promising serene relaxation and a perfect setting for outdoor entertainment.

The kitchen showcases modern functionality, equipped with gloss-finish units and integrated appliances, marrying style with practicality. The ground floor plan is further enhanced by the addition of a utility room and WC, offering practical solutions for everyday living. Upstairs, three double bedrooms provide peaceful retreats, including a master suite with an en-suite bathroom and dressing room, reflecting the home's harmonious blend of elegance and contemporary comfort. The well-appointed family bathroom serves both family and guests alike.

The exterior features a newly finished block-paved driveway with room for multiple vehicles, leading to a thoughtfully designed south-facing garden. This private oasis includes a patio area for alfresco dining, a great-sized artificial lawn complemented by a selection of manicured trees and shrubs, plus a hot tub area and vegetable garden, adding to the home's charm. A tranquil pond nestled within the garden creates a peaceful retreat, enhancing the outdoor living experience alongside the workshop, and garage, which provide ample space for hobbies and storage.





### Entrance Hallway

A covered entrance leads into the home via a glass-panelled entrance door and solid wood flooring. The journey continues with stairs leading to the first-floor, complemented by a radiator and under-stairs storage maximising the practical use of space.

### Living Room

**5.10m x 4.00m (16'9" x 13'1")**

Defined by a wood burner with a decorative surround and beautiful parquet flooring, this room is bathed in natural light through a bay window, featuring a cosy window seat. The open-plan design leads seamlessly into the dining room.

### Dining Room

**3.70m x 4.00m (12'2" x 13'1")**

Featuring parquet flooring, the dining room invites gatherings, with bi-fold doors extending the space into the sunroom, facilitating a fluid transition for entertaining and relaxation.

### Sunroom

**4.70m x 4.80m (15'5" x 15'9")**

Constructed with double-glazed units throughout and French doors opening to the garden, the sunroom offers laminate flooring with electric underfloor heating, creating a light-filled retreat for year-round enjoyment.

### Kitchen

**2.90m x 4.50m (9'6" x 14'9")**

Showcasing a range of matching eye and base level gloss-finish units with contrasting Cardean work surfaces and an integral sink unit. Appliances include a Neff induction hob with an overhead extractor, integrated dishwasher, eye level electric and microwave ovens, heating drawer and fridge. Wood-effect flooring and a window enhance this stylish and functional space.

### Utility Room

**4.60m x 2.30m (15'1" x 7'7")**

The utility room offers matching base and wall units with a contrasting work surface, a 1.5 bowl single drainer stainless steel sink, and tiled flooring. Plumbing for appliances and a double-glazed rear entrance door add convenience and efficiency.

### WC

**1.45m x 2.45m (4'9" x 8'0")**

A close-coupled lavatory and pedestal hand basin sit alongside a floor-mounted oil-fired boiler, with a frosted double-glazed window providing privacy and light.



### Bedroom One

**3.00m x 4.20m (9'10" x 13'9")**

A front-facing double bedroom offering carpet underfoot for comfort, fitted wardrobes for storage, a double-glazed window to the fore, and a radiator, ensuring a warm and inviting personal space.

### Dressing Room

**2.00m x 2.60m (6'7" x 8'6")**

Equipped with fitted mirrored wardrobes and carpet underfoot, providing an organised area for dressing.

### En-Suite

**1.57m x 2.03m (5'2" x 6'8")**

Featuring a close-coupled lavatory, a hand basin over storage, an electric shower in a cubicle, tiled flooring, and walls for a sleek look, complemented by a heated towel rail for added comfort.

### Bedroom Two

**3.70m x 2.00m (12'2" x 6'7")**

A rear-facing double bedroom with a fitted wardrobe, laminate flooring, a double-glazed window, and a radiator, creating a cosy and restful environment.

### Bedroom Three

**3.40m x 2.60m (11'2" x 8'6")**

This double bedroom features carpet underfoot, a double-glazed window to the side, and a radiator, with a cupboard housing the hot water tank.

### Bathroom

**2.28m x 3.15m (7'6" x 10'4")**

A comprehensive suite includes a panelled bath, hand basin with vanity unit below, mirror with downlights, close-coupled lavatory, walk-in electric shower with glass screen, tiled flooring and walls, and a heated towel rail, alongside a frosted double-glazed window, for a fully equipped and stylish bathroom.

### Garage

**2.92m x 5.65m (9'7" x 18'6")**

A single garage featuring an up-and-over door and a rear pedestrian door, providing secure parking or additional storage space.

### Workshop

**5.15m x 3.02m (16'11" x 9'11")**

A detached block-built workshop with electricity and lighting, featuring a pedestrian door to the front and a window to the rear overlooking the garden, offering a versatile space for hobbies or additional storage.

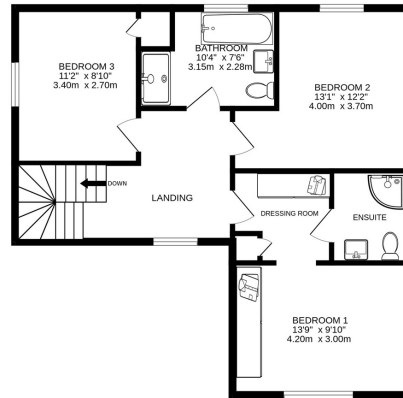
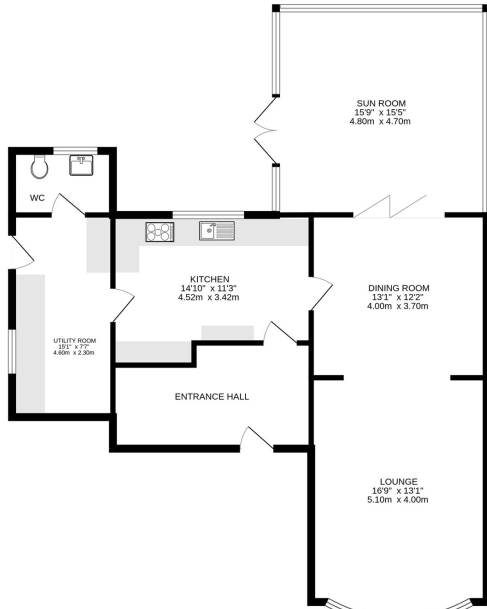






GROUND FLOOR  
1040 sq.ft. (96.6 sq.m.) approx.

1ST FLOOR  
662 sq.ft. (61.5 sq.m.) approx.



TOTAL FLOOR AREA : 1702 sq.ft. (158.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other details are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		80
(81-91)	B		
(69-80)	C		
(55-68)	D	73	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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